

CARAVAN / CABIN PARK CODE

1 Purpose of the Code

The purpose of the Caravan / Cabin Park Code is to:

- allow the development of high standard caravan / cabin parks for short-term accommodation and for long term residency; and
- ensure a high standard of health, safety and amenity for visitors and residents; and
- ensure a Caravan / Cabin Park has minimal impact on the amenity and character of an area; and
- ensure a Caravan / Cabin Park has minimal impact on the ecological and scenic values of an area; and
- ensure residential sites and tent sites are of a sufficient size and location for a suitable level of residential amenity.

2 Application of the Code

This section is applicable to Code Assessable Caravan / Cabin Park development, made Code Assessable by a Level of Assessment Table. For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Airport Code; and
- Crime Prevention Through Environmental Design Code; and
- Demolition Code – where on a site where the code applies; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code - where on a Heritage Place or on a site adjoining a Heritage Place; and
- Landscape Code; and
- Norman Road Residential Area Code - where located in the Norman Road Residential Area; and
- Parking and Access Code; and
- Railway Noise Code – where located within the Railway Noise Affected Corridor; and
- Signage Code; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and
- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.

3 Definitions

For the purpose of implementing these provisions the following definitions shall apply:

Cabin: means an unregistered movable dwelling that is provided for hire, complying with the requirements of the *Building Act 1975* for the appropriate class of



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residential building, and not self-contained that would allow permanent or long term residence.

Caravan: means a vehicle that is, or was designed and built to be able to be, registered for road use to be towed behind a motor vehicle and designed primarily for people to live in. The term includes any associated structures (such as a rigid annexe) attached to the caravan whenever parked.

Long Term Residence means a caravan, motorised caravan or relocatable home:
(a) located in a residential park for more than 60 consecutive days; or
(b) with a formal lease agreement.

Motorised Caravan: means a vehicle that is, or was designed and built to be able to be, registered for road use as a self propelled motor vehicle and designed primarily for people to live in. The term includes any associated structures (such as a rigid annexe) attached to the caravan whenever parked.

Relocatable Home: As defined in section 3.7 of this planning scheme.

Rigid Annexe: An attachment consisting of a rigid material in whole or in part, which is fixed to the ground and attached to a movable dwelling, as an extension to the livable area.

Residential Site: For a caravan, motorised caravan, relocatable home or cabin, means an area of land designated for the placement of a moveable dwelling or vehicles intended to be lived in.

Tent: A moveable dwelling made of fabric or other flexible material.

Tent Site: means an area of land designated for the erection of a tent within which all ropes, pegs, etc are to be located.

4 Explanation

This code sets out the standards and criteria that are applicable for the establishment of a new caravan / cabin park within the City of Rockhampton or the expansion of an existing caravan / cabin park that constitutes a material change of use.

Many of the requirements set out in this code are sourced from the *Guidelines on Good Design for Caravan Parks and Relocatable Home*



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Parks, Second Edition October 1997, produced by the Department of Local Government and Planning.

In addition to complying with the requirements of this code, caravan / cabin parks need to also comply with the requirements of the Council's Local Law: Cabins, Caravans and Caravan Parks.



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5 Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Location			
P1	<p>The caravan / cabin park is located where it;</p> <p>(a) is easily accessible and visible to tourists; and</p> <p>(b) is well located in terms of proximity to retail and other urban services; and</p> <p>(c) does not adversely impact on the safety or function of the existing road network; and</p> <p>(d) has safe access for the entry and exit of all vehicle types anticipated at the caravan / cabin park.</p>	A1.1	<p>The caravan / cabin park is located along a Major Street, excluding a Major Urban Collector as identified on the Road Hierarchy map in Planning Scheme Policy No. 13 - Road Hierarchy.</p>
		A1.2	AND The caravan / cabin park is not located in an Environmental Protection Area or Rural Area.
		A1.3	AND The entrance and exit to the caravan / cabin park complies with the Capricorn Municipal Development Guidelines in respect to minimum sight distances and visibility to and from the access road.
P2	<p>The site has an appropriate area and configuration to accommodate;</p> <p>(a) cabins, caravans, motorised caravans; relocatable homes and/or tents; and</p> <p>(b) landscaped buffer areas; and</p> <p>(c) ancillary amenities and facilities.</p>	A2	The area of the land for a caravan / cabin park is not less than two (2) hectares.
P3	<p>The development does not have a negative impact on the character, amenity, environmental or scenic values of an Area.</p>	A3	No Acceptable Solution specified.
Amenity - General			
P4	<p>The caravan / cabin park;</p> <p>(a) does not create sight, smell, light or noise impacts onto adjoining properties; and</p> <p>(b) is not subjected to</p>	A4.1	<p>Landscaped buffers designed and installed in accordance with the Landscape Code are provided to the perimeter of the site as follows:</p> <p>(i) a minimum of 6 metres wide adjacent to any external road boundaries; and</p> <p>(ii) a minimum of 3 metres wide adjacent to any other boundary.</p>



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Performance Criteria	Acceptable Solutions
<p>sight, smell, light or noise impacts from an adjoining property or a road; and</p> <p>(c) provides residents and visitors with conveniently located facilities and recreational areas with a high level of residential amenity that meets their immediate needs.</p>	<p>A4.2 AND A recreational area that does not include required buffers, comprising 10% of the caravan / cabin park site, is set aside for recreational purposes and:</p> <p>(i) can accommodate a 15 metre x 15 metre square; and</p> <p>(ii) clear of obstacles such as clothes lines, access ways, parking spaces, refuse collection areas, etc.</p> <p>A4.3 AND The development complies with the Signage Code.</p>
Amenity – Caravans, Cabins, Motorised Caravans and Tents	
<p>P5 Each tent site and residential site (except for a relocatable home) is designed to ensure that;</p> <p>(a) individual sites provide a high level of amenity and privacy for occupants; and</p> <p>(b) if to be used to accommodate a caravan or motorised caravan, these vehicles can be easily maneuvered onto or off the residential site; and</p> <p>(c) they are clear of obstructions, clearly defined, flat but draining, hardwearing and not able to be compacted with tyre ruts.</p>	<p>A5.1 Residential sites (except for a relocatable home) or tent sites are not less than;</p> <p>(i) 1.5 times the area of a caravan, cabin, motorised caravan or tent for which they are designed with any associated awning, rigid annexe or tent fly; and</p> <p>(ii) 130m² in area;</p> <p>AND</p> <p>A5.2 Tent sites or residential sites (except for a relocatable home);</p> <p>(i) are setback a minimum of 1.5 metres from any other residential site or tent site boundary; and</p> <p>(ii) are setback a minimum of 3 metres from any adjoining building; and</p> <p>(iii) are setback a minimum of 2 metres from an internal road; and</p> <p>(iv) have a minimum frontage of 10m to the internal road; and</p> <p>(v) have a concrete pad for the stationing of a caravan or motorised caravan and the erection of a rigid annex, if to be occupied by a caravan or motorised caravan; and</p> <p>(vi) for tent sites, are bare, flat ground profiled to drain away from the centre of the tent site,</p> <p>as generally shown in Figure 1 below for one example.</p>



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Performance Criteria	Acceptable Solutions	
	<p style="text-align: center;">Figure 1¹</p>	
Amenity – Relocatable Homes		
<p>P6 Residential sites for relocatable homes;</p> <p>(a) are at a density compatible with the surrounding area while providing a high standard of residential amenity to the occupants; and</p> <p>(b) vary in size to accommodate the range of relocatable homes in common use, including any associated carport, structure or rigid annexe; and</p> <p>(c) are designed so that a relocatable home can be easily maneuvered onto or off the residential site; and</p> <p>(d) are provided with an exclusive use car parking space.</p>	<p>A6.1 Residential sites for relocatable homes do not exceed more than 25 sites per hectare.</p> <p>AND</p> <p>A6.2 Residential sites for a relocatable home are not less than;</p> <p>(i) 1.5 times the area of a relocatable home with any associated awning, rigid annexe or carport; and</p> <p>(ii) 200m² in area;</p> <p>AND</p> <p>A6.3 Relocatable homes within residential sites;</p> <p>(i) are setback a minimum of 1.5 metres from the side and rear residential site boundaries; and</p> <p>(ii) are setback a minimum of 3 metres from any adjoining building; and</p> <p>(iii) have a minimum area of 30m² of private open space; and</p> <p>(iv) are setback a minimum of 3 metres from an internal road; and</p> <p>(v) have a minimum frontage of 13m to the internal road; and</p> <p>(vi) a car parking space, measuring a minimum width and length of 3 metres and 5.5 metres respectively is located within the residential site; and</p> <p>(vii) may have a carport or other structure built on a residential site boundary provided it has two (2) or more open sides,</p> <p>as generally shown in Figure 2 below for one example.</p>	

¹ Sourced from *Guidelines on Good Design for Caravan Parks and Relocatable Home Parks*, Second Edition October 1997. Department of Local Government and Planning.



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Performance Criteria	Acceptable Solutions
	<p style="text-align: center;">Figure 2</p>
Internal Roads and Parking	
<p>P7 Internal roads within the site are able to accommodate the types of vehicles reasonably anticipated in a caravan / cabin park to avoid congestion and ensuring safety and manoeuvrability at all times.</p>	<p>A7.1 Internal roads are;</p> <ul style="list-style-type: none"> (i) a minimum of 4 metres wide on a one-way road or in a cul-de-sac that has a maximum length of 80 metres²; or (ii) a minimum of 6 metres wide on a two-way road or in a cul-de-sac that has a length greater than 80 metres. <p>AND</p> <p>A7.2 Speed Control devices are provided in accordance with Element 2.3 of Queensland Streets.</p>
<p>P8 At the entrance and exit into the site there is sufficient space for vehicle passing in addition to a standing area for vehicles while persons are checking in or out.</p>	<p>A8 The entrance and exit into the site is;</p> <ul style="list-style-type: none"> (i) when combined as a two-way entrance/exit road - a minimum of 7 metres wide; or (ii) when separated as one way roads – the entrance road has a minimum width of 7 metres and the exit road has a minimum width of 5 metres; <p>and a standing area with a dimension of 4 metres x 20 metres is provided, either as a separate bay or as part of a one way entrance road, (refer to Figure 3 below).</p>



² Measured along the centre line of the road from the start of the road until its end, excluding the turnaround area.

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Performance Criteria	Acceptable Solutions
	<p style="text-align: center;">Figure 3</p>
<p>P9 The development contains a sufficient number of vehicle parking spaces for residents and visitors that are;</p> <p>(a) conveniently located; and accessible; and</p> <p>(b) durable and self draining; and</p> <p>(c) designed for the proper washing of vehicles and prevention of contaminants entering the stormwater system.</p>	<p>A9.1 Visitor parking spaces are provided within 50m of the office/reception area at a ratio of one (1) per ten (10) residential sites or tent sites, or part thereof.</p> <p>A9.2 AND Parking spaces are provided in number, designed and constructed in accordance with the Parking and Access Code.</p> <p>A9.3 AND Provision is made for car washing spaces on the basis of one (1) bay per one hundred (100) residential sites/tent sites with a maximum of four bays to be provided in any caravan / cabin park.</p> <p>A9.4 AND Car washing spaces are provided with access to running water and are connected to a drainage system fitted with a grease trap but signed that the spaces are not to be used for engine degreasing or minor vehicle servicing.</p>
Facilities	
<p>P10 Caravan / cabin park occupants are provided;</p> <p>(a) with adequate storage space facilities on site; and</p> <p>(b) with convenient and a sufficient number of toilet, laundry and ablution facilities that do not by their location</p>	<p>A10.1 Individual storage units are provided for rental by the caravan / cabin park operator/manager at the rate of one (1) unit for every five (5) sites with each unit having a minimum area of 10m² that are conveniently located for access. Any more storage units will constitute a separate use of the land.</p> <p>A10.2 AND Toilet, laundry, and ablution facilities are;</p> <p>(i) located not more than 100m³ from any residential site or tent site (that does not otherwise have its own private facilities);</p>

³ Measured along the most logical walking path without traversing any other residential site or tent site.

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Performance Criteria	Acceptable Solutions
<p>compromise the amenity of a residential site or tent site; and</p> <p>(c) convenient access to refuse containers that are located where they do not compromise the amenity of a residential site or tent site;</p>	<p>and</p> <p>(ii) no closer than 6 metres to any residential site or tent site boundary; and</p> <p>(iii) are provided in accordance with the Council's Local Law: Camping, Caravans and Caravan Parks.</p> <p>AND</p> <p>Refuse containers are;</p> <p>(i) provided throughout the park at 100 metre intervals; and</p> <p>(ii) at least 10 metres from a children's play area, cooking facilities and camp sites; and</p> <p>(iii) located on a durable and impervious surface such as a concrete slab; and</p> <p>(iv) collected and the waste disposed of at least once a week.</p>
Safety	
<p>P11 The site promotes a high level of safety for caravan / cabin park residents and visitors for the protection of life and property.</p>	<p>A11.1 All residential sites and tent sites are numbered, with each number prominently displayed on the site.</p> <p>A11.2 AND</p> <p>Any caravan or motorised caravan used as a Long Term Residence is provided with;</p> <p>(i) hold down facilities as protection against cyclones and other gale force winds, and</p> <p>(ii) sewerage and drainage connections as would be applicable to a relocatable home.</p> <p>A11.3 AND</p> <p>Internal street lighting is provided on the basis of one light every five sites alternating from either side of the internal road. The lighting is to be of a low profile, providing illumination for the internal roadway only and is shielded so as not to cause a glare nuisance to any resident, adjoining residential use or passing motorist.</p> <p>A11.4 AND</p> <p>All internal roads are laid out to separate pedestrian paths from vehicular paths to avoid the creation of hazards or congestion both within the park and at points of access to public roads.</p>
Infrastructure	
<p>P12 The caravan / cabin park is adequately serviced and provided with the necessary residential infrastructure that includes;</p>	<p>A12.1 The caravan / cabin park is connected to the City's reticulated water supply and sewerage system.</p> <p>A12.2 AND</p> <p>Each individual caravan, motorised caravan,</p>



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(a) sewage disposal; and (b) water supply; and (c) electricity; and (d) telephone; and (e) stormwater drainage; and (f) frontage works.	<p>cabin and relocatable home site is provided with an electricity, water and sewerage connection at the site or within 10 metres of the site.</p> <p>A12.3</p> <p>AND</p> <p>Where a public phone is not available within 400 metres outside of the site, one (1) pay phone per one hundred (100) residential sites and tent sites combined, or part thereof (excluding any site that has an individual connection), is provided on site.</p> <p>A12.4</p> <p>AND</p> <p>The development complies with the External Works and Servicing Code.</p>

